

MINUTES

Tuesday, May 15, 2007

Mrs. Patricia Romeo, Chairperson, called the Tuesday, May 15, 2007 meeting of the Community Planning Commission to order at 7:30p.m. in Room 10 of the North Reading Town Hall, 235 North Street, North Reading, MA.

MEMBERS

PRESENT: Patricia Romeo, Chairperson
Christopher B. Hayden, Clerk
Warren Pearce
Neal Rooney

STAFF

PRESENT: Debra Savarese, Administrative Assistant

Minutes

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Spear absent)

that the Community Planning Commission vote to accept the minutes of May 1, 2007 as written.

279-289 Main Street – Site Plan Review – cont. P.H. 7:45PM

Attorney Fred Keyes stated that they received a quote (attached) from Robert L. Snyder for the installation of a bituminous concrete curbing. The Fire Department was requesting that a hydrant be installed (memo dated 5/2/07), they will forgo the hydrant (memo dated 5/9/07) if the building is constructed with a residential sprinkler system.

Mr. Hayden stated that the plans from J. Saia Jr. Architect showing fire protection in the building are not going to be satisfactory to the Fire Department. The Fire Department would like to have the plans stamped by a Fire Protection Engineer.

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Spear absent)

that the Community Planning Commission vote to approve the proposed construction of a single family/office structure as shown on the site plan entitled; “Site Plan, Plan of Land, Location, Main Street, North Reading, MA”; dated December 19, 2001; final revision date, October 6, 2004; drawn by Giles Surveying subject to the following terms and conditions.

- a. **Prior to the issuance of the certificate of occupancy:** In lieu of constructing sidewalks along the property’s frontage, the applicant shall provide the Community Planning Administrator with a check made out to the Town of North Reading in the amount of \$6,200.00 to be deposited into an account to be used for the future design, local grant match for MA Highway sidewalk funds through the TIP process, and/or construction of the location of appropriate sidewalks on Route 28.
- b. **Prior to the issuance of the certificate of occupancy:** That the building is constructed with a residential sprinkler system, according to the NFPA 13R standards and that smoke detectors are installed in accordance with MGL Chapter 148, Section 26F. Any plans generated for this purpose must be stamped by a Fire Protection engineer. The applicant must provide a letter from the Deputy Fire Chief to the Community Planning Administrator stating that the above noted sprinkler system and smoke detectors have been installed to the department’s satisfaction.
- c. That the applicant shall comply with items 1-4 of the memorandum issued by Mark Clark. Water Superintendent, dated March 14, 2007.

Dogwood Lane, 59-61 Adam Street – Determination of Access – cont. P.H. 8:00PM

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Spear absent)

I move that the Community Planning Commission vote to **GRANT** the requested extension of time in which to render a decision on the 59-61 Adams Street – Determination of Access Plan until June 22, 2007 to continue the public hearing to June 19, 2007 @ 8:00PM.

Dogwood Lane, 59-61 Adam Street – Definitive Subdivision – cont. P.H. 8:00PM

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Spear absent)

I move that the Community Planning Commission vote to grant the requested continuance of the public hearing for Dogwood Lane until Tuesday, June 19, 2007 @ 8:00PM.

Deer Run Subdivision – Open Space Discussion – 8:30PM

Mr. Pearce stated that the discussion this evening is to decide who will be in control of the open space located at the Deer Run subdivision. The initial discussion of this subdivision was to follow the standard tract, and that would be that a homeowner's association would be set up. The developer would build the playground and the maintenance would be the responsibility of the homeowner's association. A suggestion was made, that the Parks & Recreation Department may want to be involved. The Community Planning Commission is unsure how the Parks & Recreation was added to the decision, but it is clear that they do not want to be involved. The developer is completely willing to build the playground, but the ownership is still unresolved. The question to the homeowners tonight, is if they would be willing to set up a homeowners association.

Dan Rosengarten of 13 Valley Road asked if an association was not set up, what would be the alternative.

Mr. Pearce stated that the Community Planning Commission is not sure of the next alternative. If the Parks & Recreation Department were to take control, they would make the decision as to what type of playground equipment goes in and it would also be considered open to the public.

John Selverian of 29 Valley Road stated that it is too late to get a homeowners association.

Mr. Pearce stated that it is not too late. It does not take a unanimous vote.

Scott Sawyer of 14 Deer Run Drive stated that he moved out of the city to avoid homeowners association. They were sold heavily on the fact that there would be a playground.

Tom Hurley of Contemporary Builders stated that they would build the playground.

Dan Rosengarten of 13 Valley Road asked if the walkway was to be graveled.

Tom Hurley stated that the Conservation Commission requested that the walkway should be constructed with wood chips not gravel.

Mr. Pearce stated that the planning department would check the Conservation Commission conditional approval and see where the change was made.

Leah McCann of 19 Valley Road asked if there is not going to be a park what would be the alternative.

Mr. Pearce stated that the other alternative would be to have the area turned back to its natural state. The Community Planning Commission will check with other departments to see if they would be interested in taking ownership of the property if it was turned back to its natural state.

An abutter asked if it was turned back to its natural state, would the developer consider putting an entrance way into the area.

Tom Hurley stated that it would be the decision of the Community Planning Commission.

Mr. Pearce stated that the Community Planning Commission would like to receive a letter with signatures of the residences, showing their acceptance of returning the parcel to its natural state.

Chuck Brunner of 3 Valley Road stated that at the end of the road there was suppose to be a lot of improvements in this area and this has not been done.

Maureen Doherty asked if the area was turned back to its natural state, how will it be demarcated so that this land does not gradually get swallowed up by the immediate abutters.

Susan Lidoske of 8 Valley Road stated that there are rusted manhole covers and pieces of metal that have been left on her property by the developer and she would like to have them removed.

33 Bow Street, Linden Avenue – Definitive Subdivision – P.H. 9:00PM.

Mr. Hayden read the public hearing notice into the record.

Jesse Blanchette of Griffin Engineering stated that the parcel of land has 2.55 acres and is split into RB and RA Districts. The proposal is for a four lot subdivision, one lot is unbuildable. A 28 foot wide by approximately 245 foot long dead-end roadway within a proposed 50 foot wide public right of way will be constructed. A cul-de-sac turn area will be provided and will conform to the subdivision rules and regulations.

Mrs. Romeo stated that she does not see the school building located on the plan. A historic building is also being reconstructed and should be shown. She also believes that a permit will be submitted for a hand built well to accompany the historic building.

Mr. Pearce stated that if the well is not in existence now, he does not believe that the Community Planning Commission cannot enforce action to be taken.

Jesse Blanchette stated that they would like to cooperate and will check to see if there are any plans to build a well in the area.

Mr. Pearce stated that the post-development runoff exceeds the pre-development. Is there an outlet to the wetlands?

Jesse Blanchette stated no.

Mr. Pearce asked if they would be relying on town maintenance for street sweeping.

Jesse Blanchette stated that the road is to be considered as a public way.

Mrs. Romeo asked if there were plans to save the existing home. The home is listed in the historic register.

Jesse Blanchette stated that the intention is to save the home, but could not commit to the re-building the structure.

Mrs. Romeo stated that she is concerned with the proposal of the new road. The intersection is very busy when the school is open along with the church, and is very dangerous.

Mr. Pearce stated that the area is very busy when the school and church are open.

Jesse Blanchette stated that a site distance has been completed.

Mr. Hayden read the Assistant Planning Administrator's (5/8/07) memo into the record.

Mrs. Romeo asked what the intention would be for lot 4.

Jesse Blanchette stated that they are trying to work out an agreement with the abutter.

Mr. Romeo stated that the street name would need to be changed to a historic name.

Happy DeFranza of 25 Bow Street stated that she is pleased with the intention to save the existing home. Who will determine if the house falls apart while being moved, if it is repairable?

Mrs. Romeo stated that the building inspector should be able to give them a name of a contractor who moves old homes.

Mr. Pearce stated that there is a level of commitment to restore the home.

Happy DeFranza asked how the abutting property (Putnam House) will be protected.

Mrs. Romeo stated that a 6' high privacy fence will be installed.

Mr. Hayden asked how many trees would be cut.

Jesse Blanchette stated that there would not be that much cutting of trees.

The public hearing was continued to June 19, 2007 @ 8:30PM.

156-160 Main Street – Site Plan Review – cont. P.H. 9:30PM

Attorney James Senior stated that all of the site issues have been resolved. They have been to the Conservation Commission and an Order of Conditions was issued.

Steve Moeser of Moeser & Associates stated that with a sloping of a 10 to 12 pitch roof that went back with overhanging, cuts into the roof structure and cannot get the height and ceiling that they need. He tried to accommodate with some of the asphalt shingles, gable elements, and dormers.

Mr. Hayden asked if the roof line would start at 10'.

Steve Moeser stated 11'. The colors on the plan are only a suggestion and they are not going to use cedar siding as material, possibly hardy cement plank.

Mr. Hayden asked if the Fire Department is aware of the tote storage.

Attorney Senior stated that they were aware of the tote storage.

Mr. Pearce asked if any mechanical equipment is exposed on the west side of the building can be seen or heard.

Steve Moeser stated that nothing can be seen or heard from any part of the building.

Mr. Hayden asked if the Walgreen script will be lit and there is also a read-a-board on the plan that is not allowed and should be removed.

Steve Moeser stated that it is an internally lit sign.

Mrs. Pearce asked if the same design concept would be used for the New England Beverage/Redemption Center.

Steve Moeser stated that there will not be a roof top air conditioner on the New England Beverage store.

Mr. Pearce asked if a separate sign filing would be done.

Steve Moeser stated yes.

Mr. Hayden moved, seconded by Mr. Rooney and voted 4-0: (Mr. Spear absent)

that the Community Planning commission vote to APPROVE the plan entitled "Retail Building Site Plan, Main Street, North Reading, MA, Highway Business Redevelopment, Lowell Corner Overlay District" prepared by Hayes Engineering, 603 Salem Street, Wakefield, MA 01880. Sheets 1 through 14, dated 4/30/07 as well as the Architectural Plans titled "Proposed Walgreens, Main Street (Route 28), North Reading, MA", Prepared by Moeser & Associates, Architect, dated April 11, 2007 and May 9, 2007; subject to the terms and conditions of the Certificate of Conditional Approval dated May 15, 2007 as amended this evening.

Leland Road – Plan Endorsement

Mr. Hayden moved, seconded by Mr. Pearce and voted 4-0: (Mr. Spear absent)

that the Community Planning Commission vote to endorse the plans entitled "Plan for a Determination of Access on an Unaccepted Street, 1 Leland Road in North Reading, MA" drawn by Neve-Morin Engineers, dated 1/29/07; final revision date 3/26/07.

Re-organization of Officers

Mrs. Romeo handed over the gavel to Mrs. Savarese who called for nominations for the Chair.

Mr. Pearce was nominated.

The Community Planning Commission voted to elect Mr. Pearce as Chairperson for a one year term. (Vote: 4-0)

Mrs. Savarese then handed the gavel to Mr. Pearce who called for nominations for Vice Chair.

Mrs. Romeo was nominated.

The Community Planning Commission voted elect Mrs. Romeo as Vice Chairperson for a one year term. (Vote: 4-0)

Mr. Rooney called for nominations for clerk.

Mr. Hayden was nominated.

The Community Planning Commission voted to elect Mr. Hayden as Clerk for a one year term. (Vote: 4-0)

ADJOURNMENT AT 10:50PM

Respectfully submitted,

Christopher B. Hayden, Clerk